

EAST CONSOLIDATED SMALL AREA PLAN AND 40-ACRE STUDY

*An Amendment to the Land Use
Chapter of the Comprehensive Plan*

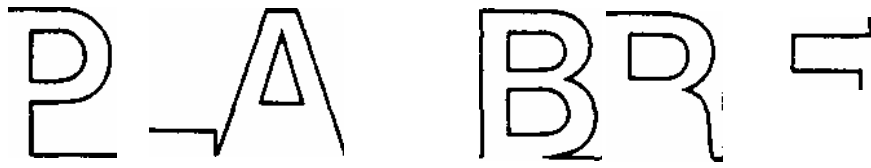


James Scheibel, Mayor

Approved by the East Consolidated Small Area Plan Task Force
January 7, 1993

Recommended by the Saint Paul Planning Commission
April 23, 1993

Adopted by the City Council
June 17, 1993



East Consolidated Small Area Plan

A Forty Acre Study and Amendment to the Comprehensive Plan

The East Consolidated Small Area Plan was developed by a neighborhood based task force appointed by the Saint Paul Planning Commission. It recommends community priorities, investment strategies and land use controls designed to strengthen the area as a stable, low density residential community centered around a traditional pedestrian-oriented commercial strip. Principle recommendations include:

- **Organize the Community**

The district council should focus on building and maintaining a network of block clubs. Through their block clubs, neighborhood residents can build the kind of relationships with one another that are the foundation of a strong and caring community. They can also discover and become integrally involved in efforts to market the neighborhood, address issues created by a "problem property," welcome new neighbors or provide day to day support for one another through shared babysitting or car pooling.

Block clubs are central to the effectiveness of the Police Department's newly established FORCE program. FORCE officers meet with block clubs when illegal activity is suspected, organize the collection of evidence and take appropriate action. They work in conjunction with City housing inspectors and County social workers when the situation warrants.

- **Redevelop Key Blocks/Rehabilitate Individual Structures**

The block bounded by York, Sims, Payne and Edgerton is slated for redevelopment with a mixture of affordable rental and ownership housing. Buffering the new development from adjacent commercial uses and reducing traffic on York are suggested means of strengthening the potential of this pivotal block.

In addition, the East Side Neighborhood Development Company is encouraged to continue its work of assisting with the rehabilitation of individual properties as a means of encouraging investment and building neighborhood stability,

Preserve the Low Density Residential Character

The plan recommends a general rezoning of property to reinforce the low density residential character of the area. The RT-1 Two Family zoning in much of the area has allowed the conversion of many single family homes into duplexes, overtaking the capacity of both the structures themselves and the neighborhood service system's ability to provide quality services. Rezoning many of those blocks to R-4 Single Family and, similarly, rezoning most of the area presently zoned for multiple family use to allow a maximum density of two units per zoning lot (RT-1) is proposed.

Invest in Families

There are an increasing number of families who need the support of health and human service agencies that provide emergency services, assistance in accessing income support programs, maternal and infant health care, and early childhood and parent education. While a number of capable agencies are located in the neighborhood, they do not have the

resources to meet the growing need. Policies which establish priorities for additional resources and which call for the collaboration of existing agencies are included in the plan.

Secondly, the plan recommends the development of an integrated job training and placement program for neighborhood residents. The program, which should be developed in conjunction with government, business, labor and voluntary agencies should also be prepared to ensure access to child care and to organize transportation of residents to employment opportunities throughout the metropolitan region.

Finally, the plan calls for the establishment of a "Town Hall" on Payne Avenue ~ a place where agencies can co-locate and coordinate their services and where neighborhood people can get information or assistance or simply meet with one another.

- **Create a Link: Phalen Boulevard**
A new roadway and recreational trail should be constructed in the railroad corridor on the south end of the study area. Proposed to link downtown with the Lake Phalen area, Phalen Boulevard would reduce congestion on Maryland Avenue and improve access to Payne Avenue. Federal highway funds designated for the integration of design features into major roadway projects represent an opportunity to create a significant neighborhood amenity.
- **Strengthen Payne Avenue**
Payne Avenue is a classic pedestrian-oriented commercial strip facing the same challenges other commercial areas are facing in an era dominated by the automobile and enclosed suburban shopping mall. Nonetheless, it represents

the heart of the community. Street improvements and regulatory standards which reinforce its human scale and historic charm are recommended. At the same time, it is recommended that business owners look toward providing off street parking at the rear of their buildings, buffering the parking from the residential neighborhood and improving the rear facades of their buildings.

- **Build Opportunity: East Consolidated School**

A neighborhood school, East Consolidated Elementary School is working to provide a quality education to neighborhood children. Their major challenges relate to the high level of needs which many children bring to school and a system, designed for desegregation, which is closing children of color (sometimes siblings of other East Consolidated students) out of the school. Short term strategies should be designed to improve the chances that families of color can enroll their children in the school of their choice. There also need to be long term efforts to add resources to the school to help them compensate for the disadvantages of their students and enhance each child's opportunity for success.

- **Bring Beauty to Public Spaces**

Finally the plan recommends additional landscaping and tree planting throughout the neighborhood and the extension of lantern lighting from Payne Avenue to and around Wilder Playground. Block clubs are encouraged organize their own efforts to make the area more attractive.

Questions about the plan or requests for additional copies should be directed to Nancy Homans, PED Planning staff, at 228-3372.

The City of Saint Paul does not discriminate on the basis of disability, race, sex, sexual or affectional orientation, age, color, creed, national origin or ancestry, marital status, religion, veteran status, or status with regard to public assistance in the admission or access to, or treatment or employment in, its programs or activities.

Questions about this plan or requests for additional copies should be directed to Nancy Homans in the Saint Paul Department of Planning and Economic Development's Planning Division at (612) 228-3372.